

# \$224,900 - 69 Beaver Drive, Whitecourt

MLS® #A2197048

**\$224,900**

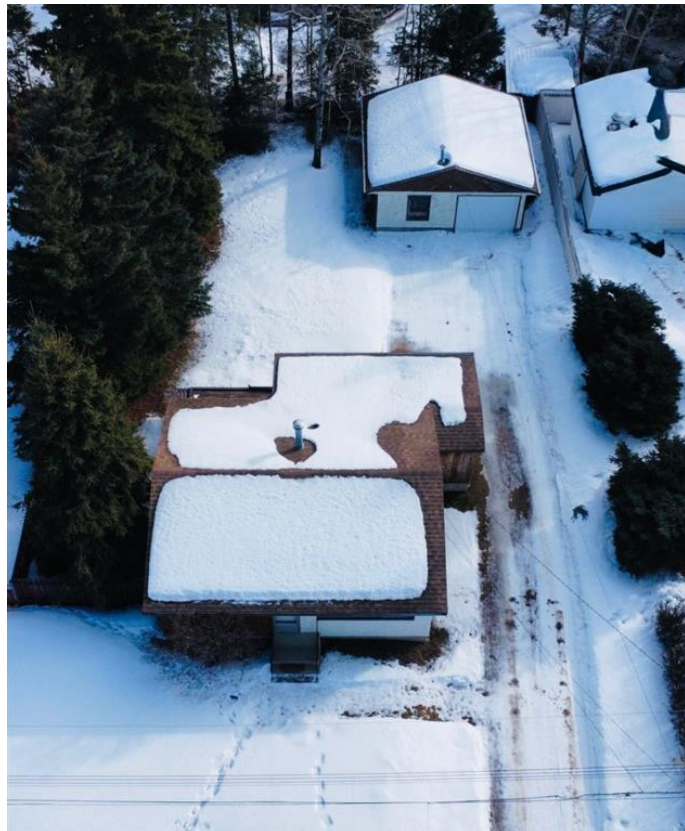
2 Bedroom, 1.00 Bathroom, 786 sqft

Residential on 0.19 Acres

NONE, Whitecourt, Alberta

Welcome to 69 Beaver Drive- a home so good, it's practically legendary. That's™ right, this place is dam impressive, and trust me, once you step inside, you'll™ be gnawing at the chance to make it yours! This quaint home offers a prime location on one of the most iconic streets, perfect for those who appreciate a slice of Canadian heritage and nature with Centennial Park only a stones throw away. 2 bedrooms and 1 bath upstairs with a cozy kitchen and living room. Downstairs there is a room with no window, rec space and another room that could double as a play room , office or a den! You could even close it off as another bedroom for future if you wanted. The back porch addition is a wonder of opportunity to create an epic mudroom with ample storage. Enjoy the convenience of a spacious 24x22 garage, ideal for keeping your vehicle cozy during those chilly Canadian winters or for storing your outdoor gear and beaver-themed collectibles! Your backyard is filled with mature trees for privacy, and a great size for your furry friends or kids! Whether you're a first-time homebuyer, looking for single family home, instead of a duplex or mobile, or looking for a "œdam"• good investment home, This quaint gem is just waiting for the right to come along and make it their own.

Let's™ get you settled into this lovely Canadian inspired bungalow where memories are just waiting to be made!



Built in 1961

## Essential Information

MLS® #	A2197048
Price	\$224,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	786
Acres	0.19
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	69 Beaver Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1G7

## Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Laminate Counters
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
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Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	69
Zoning	R-1B

### **Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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